



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

CURRENT PROJECTS

SEPTEMBER, 2006

EAST TEAM (includes Tahoe, Colfax, Meadow Vista, Foresthill)**B & G EXCAVATION INC (PDSC T20060630)**

Project Description: Proposed to pave 14,360 sf of existing dirt parking and storage area, construction of a new 4,225 sf commercial building, and a 3,250 sf covered parking and storage area.

Project Location: 7011 Donner Road, Tahoe Vista

APN: 112-050-008

Total Acreage: 44,004 sf

Zoning: PAS 024A

Community Plan Area: North Tahoe

MAC Area: North Tahoe

Owner: Guy Meerschaert, PO Box 315, Carnelian Bay, CA 96140

Applicant: Ogilvy Consulting, PO Box 1636, Kings Beach, CA 96143 (530)546-2632

Status: comments on initial review due on September 1, 2006.

County Staff: Allen Breuch, Planning Department; Sharon Boswell, Engineering & Surveying Department

BAKER RANCH COMPLEX (PCPB T20060021)

Project Description: Proposed to build a new mini-mart and a gas station on a parcel that has one existing business.

Project Location: Foresthill Road across from Michigan Bluff Road, Foresthill

APN: 064-150-009

Total Acreage: 1.67

Zoning: C2-Dh

Community Plan Area: Foresthill

MAC Area: Foresthill

Applicant: J Lee Buckingham, Architect, 13620 Lincoln Way, Suite 200, Auburn CA 95603 530-886-0750

Owner: Baker Ranch Complex, PO Box 9910, Seattle WA 98109 206-282-8616

Status: 2nd submittal is due on September 18, 2006.

County Staff: Crystal Jacobsen, Planning Department; Phillip Frantz, Engineering & Surveying Department

BOEGER COMMERCIAL BUILDINGS, APPLGATE (PEAQ T20051047)

Project Description: Proposed to remove existing buildings and construct 44,400 s.f. of new commercial buildings and a 8,200 s.f. outdoor storage area.

Project Location: 77 Apple Court by Applegate Road and Crother Road in Applegate

APN: 073-170-042 & 058

Total Acreage: 3

Zoning: C2-DC

Community Plan Area: Weimar/Applegate

MAC Area: Weimar/Applegate/Colfax

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603

Owner: Robert Boeger, P O Box 495, Applegate, CA 95703

Status: 3rd submittal due on September 20, 2006.

County Staff: Crystal Jacobsen, Planning Department; Mike Foster, Engineering & Surveying Department

CEDAR GROVE APARTMENTS (PEIR-3728)

Project Description: Proposal to develop a 12.5-acre parcel into a 155 unit affordable housing complex. Proposal includes a Community Plan Amendment in order to annex the 12.5-acre parcel into the Tahoe Vista Community Plan area.

Project Location: Idlewood Road, Tahoe Vista

APN: 112-050-001

Total Acreage: 12.5

Zoning: PAS 021

Community Plan Area: North Tahoe

MAC Area: North Tahoe

Owner: Mourelatos Family Limited Partnership, P.O. Box 77, Tahoe Vista, CA 96148, 1-800-273-5298

Lead Agency: Tahoe Regional Planning Agency

Status: Third Administrative Draft EIR/EIS due from consultant.

County Staff: Bill Combs, Planning Department; Rebecca Maddex, Engineering & Surveying Department

COLDSTREAM WATER FACILITY (PEAQ 3665)

Project Description: Proposal to develop an existing spring into a commercial water collection facility.

Project Location: Coldstream Valley near Donner Lake

APN: 080-010-011

Total Acreage: 26+

Zoning: RF-B-X-40 Ac Min

Community Plan Area: Placer County

MAC Area: None

Applicant/Owner: California Cultural Arts Foundation, Walter Harvey, 2111 Garden Hwy., Sacramento, CA 95833 (916) 920-2905

Status: Project on hold per applicant's request.

County Staff: Bill Combs, Planning Department; Phil Frantz, Engineering & Surveying Department

CROW'S PEAK CHAIR LIFT AND SKI TRAILS (PCPB T20040559)

Project Description: Development of a new fixed-grip, four-seat (quad) chair lift, one groomed ski trail, one gladed ski trail and other related improvements.

Project Location: Northwestern portion of Sugar Bowl Ski Resort, on the north face of Crow's Nest peak, south of Summit Valley.

APN: 069-020-039

Total Acreage: 120

Zoning: FOR 160 Ac Min and FOR -DR

Community Plan Area: Placer County

Applicant/Owner: Sugar Bowl Corporation, Attn: Christopher Parker, PO Box 5, Norden, CA 95724 (530) 426-6705

Status: Planning Commission hearing pending. Mitigated Negative Declaration review ended September 19, 2005.

County Staff: Steve Buelna, Planning Department; Phil Frantz, Engineering & Surveying Department

DREISBACH PARCEL MAP (PMLD T20050257)

Project Description: Divide an existing 613 plus/minus acre parcel into eight single-family residential parcels along with a remainder.

Project Location: ¼ mile East from the intersection of Auburn-Foresthill Rd and Ponderosa Rd. - approximately 5.3 miles westerly of Foresthill & 13.5 miles easterly of Auburn.

APN: 073-390-050 & 051; 073-261-025 & 026; 073-270-001 & 004

Total Acreage: 652 +/-

Zoning: RF-B-X-20 Ac Min, PD-0.22 & 0.44, F-B-X-20 Ac Min, PD-0.05

Community Plan Area: Foresthill

MAC Area: Foresthill Forum

Owner/Applicant: Ronald T Dreisbach & Marianne Dreisbach, PO Box 7509, Oakland CA 94601; George Wasley Planning & JKL Surveying, 10936 Lovas Court, Grass Valley, CA 95945

Status: Mitigated Negative Declaration public review ended on May 26, 2006. Subsequent entitlement is due.

County Staff: George Rosasco, Planning Department; Mike Foster, Engineering & Surveying Department

FOREST RANCH (PEIR-3656)

Project Description: Proposal includes 2,213 residential units (rural residential parcels, town homes, affordable housing units), of which approximately 1700 would be age restricted (55 years and older); an 18-hole golf course, clubhouse and other recreational facilities; approximately 5 acres for office and professional uses; a 100-unit recreational vehicle park; an equestrian center to provide for the boarding of horses and a staging area for equestrian trail system; approximately 1,128 acres (43%) open space.

Project Location: North and east of the community of Foresthill

APN: various

Acreage: 2,615

Zoning: TPZ; RF-B-X-160 Ac Min

General Plan Area: Foresthill

MAC Area: Foresthill Forum

Owner/Applicant: Don Ryan/Forest Ranch Associates, 1735 Crockett Lane, Hillsborough, CA 94010 (650) 344-6123

EIR Consultant: Quad-Knopf

Status: Foresthill Divide Community Plan will address the Forest Ranch proposal as an option.

County Staff: Bill Combs, Planning Department; Rick Eiri, Engineering & Surveying Department

Contract Planner: Kim Hudson

FORESTHILL DIVIDE COMMUNITY PLAN UPDATE

Project Description: Update of the 1981 Foresthill General Plan. Expands the Community Plan boundaries to 109 sq. miles (approximately 70,000 acres).

Project Location: The new boundaries start at the confluence of the North Fork American River and the Middle Fork American River near Auburn. From there, the boundary extends upstream along the North Fork American River to its intersection with Shirttail Canyon, then upstream along Shirttail Canyon and North Shirttail Canyon to Sugar Pine Dam and along the watershed boundary for Sugar Pine Reservoir until it intersects Elliot Ranch Road. At this point, the Plan boundary is Elliot Ranch Road easterly to its intersection with Foresthill Divide Road, thence northeasterly along the Foresthill Divide Road until it is intersected by the West Branch of El Dorado Canyon. The Plan boundary then proceeds downstream along the West Branch of El Dorado Canyon to its intersection with the North Fork of the Middle Fork American River, and from that point downstream to the confluence of the North Fork of the Middle Fork American River and the Middle Fork American River. From there, the Plan boundary follows the Middle Fork American River downstream to its confluence with the North Fork American River near the Foresthill Bridge.

APN: various

Acreage: 109 sq. mi.

Zoning: Residential, Commercial, Industrial, Forest, TPZ, Open Space

Community Plan Area: Foresthill

Applicant: Placer County Planning Department

EIR Consultant: Quad Knopf

MAC Area: Foresthill Forum

Status: Planning Commission review of property owners' requests completed; preparation of a recirculated Draft EIR underway.

Staff Planner: Mike Wells, Planning Department; Rick Eiri, Engineering & Surveying Department

FORESTHILL HERMITAGE (PMPA T20050641)

Project Description: Proposed church (3,000 sq. ft.), chapel (2,500 sq. ft.), one hall (2,200 sq. ft.), two offices (2,800 sq. ft.), nine residences and guest units (700-2,000 sq. ft.), one caretaker's unit (2,800 sq. ft.), one kitchen/dining/food storage building (2,800 sq. ft. each), two maintenance buildings (2,400 sq. ft. each).

Project Location: Elliot Ranch Road and Foresthill Road, 10 miles east of Foresthill.

APN: 063-270-019, 023

Total Acreage: 951

Zoning: RF-MR-80 ac. min.

Community Plan Area: Foresthill

MAC Area: Foresthill

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288

Owner: Russian Convent of Our Lady Vladimir

Status: 4th submittal due September 1, 2006.

County Staff: Crystal Jacobsen, Planning Department; Mike Foster, Engineering & Surveying Department

FORSTER PARCEL MAP (PMLD T2006005)

Project Description: Proposed a 4-lot land division of 2.47 acres each.

Project Location: Carpenter Road, Colfax

APN: 099-150-013

Total Acreage: 9.88

Zoning: F-B-100, Farm 2.3 acre minimum

Community Plan Area: Colfax

MAC Area: Weimar/Applegate/Colfax

Applicant: Associated Land Consultants, 607 Riley Street, Folsom, CA 95630 (916)985-7242

Owner: Pinnacle Investments, 21 W. Baldwin Road, Ojai, CA 93023 (805)443-1554

Status: 2nd submittal due January 10, 2007.

County Staff: George Rosasco, Planning Department; Janelle Fortner, Engineering & Surveying Department

HOPKINS RANCH EMPLOYEE/AFFORDABLE HOUSING (PSUB-420/CUP-2977)

Project Description: Modification to allow minor relocation of golf hole #10, which would move south approximately 200' into the area now designated as Lots 1, 2, 3 & 4, the elimination of Lots 1, 2, 3, 4, 63, 64 and 65, the

elimination of A Court, the elimination of B Court, the relocation of the A Street cul-de-sac approx. 200' south and the creation of one 4.7 acre parcel on which the project proponent proposes the construction of multi-family apartment units. The relocation of a portion of the proposed domestic water connection to the area of the golf course (#15 tee box and #14 fairway).

Project Location: North of Lahontan Project, adjacent to Schaffer Mill Road, Martis Valley

APN: 080-060-081; 080-270-025 & 058

Acreage: 280 +/-

Zoning: Open Space; RM-DL-10, PD 10.0; RS-B-X-20 Ac Min, PD 1.2

General Plan Area: Martis Valley

Closest MAC Area: North Tahoe Regional Advisory Council

Applicant: Ron Parr/DMB/Highlands Group, LLC, 10185 Truckee Tahoe Airport Road, #410, Truckee, CA 96161

Owner: Same as Applicant

Status: Supplemental EIR to be prepared.

County Staff: Bill Combs, Planning Department; Rick Eiri, Engineering & Surveying Department

HURST MINIMUM LOT SIZE (PVAA T20060171)

Project Description: seeking variance to the minimum lot size based on steep topography of the lot.

Project Location: 2500 North Lakewood in Meadow Vista

APN: 074-211-004

Total Acreage: 4.7

Zoning: RS-AG-B-100

Community Plan Area: Meadow Vista

MAC: Meadow Vista

Applicant/Owner: Ken Hurst, 3070 Vista Way, Meadow Vista, CA 95722 (916) 531-0758

Status: Zoning Administrator hearing pending; Mitigated Negative Declaration public review period ended on July period ended on July 28, 2006.

County Staff: Crystal Jacobsen, Planning Department; Sharon Boswell, Engineering & Surveying Department

JMA INVESTMENTS (P-76017)

Project Description: Proposed 2-lot subdivision.

Project Location: 6660 River Rd, Truckee

APN: 091-060-016; 091-050-021

Total Acreage: 1

Zoning: RS-B-40

Community Plan Area: Placer County

MAC Area: Squaw Valley

Applicant: Steve Porter C/O JMA Investments

Owner: JMA Investments

Status: Mitigated Negative Declaration review period ended on January 16, 2006. Project entitlement is due.

County Staff: George Rosasco, Planning Department; Rich Kai, Engineering & Surveying Department

KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT (EIAQ-3739)

Proposed "main street" beautification project includes modification of the roadway, pedestrian access improvements, water quality improvements, and replacement parking.

Project Location: Kings Beach, along the north shore of Lake Tahoe near the California/Nevada state line in Placer County extending from State Route 267 at the western boundary to the intersection of SR 28 and Chipmunk Street at the eastern boundary. Rainbow, Trout, Brook, and Salmon Avenues are additional boundaries to the north, and Lake Tahoe is the project boundary to the south.

Applicant/Owner: Placer County Engineering & Surveying Department, 11444 B Ave., Auburn, CA 95603 (530) 889-7615/Caltrans, Placer County, and private owners.

Status: Administrative Draft EIR being prepared by project consultant.

MAC Area: North Tahoe

Project Contact: Ken Grehm, Engineering & Surveying Department

County Staff: Bill Combs, Planning Department; Ken Grehm, Engineering & Surveying Department

LAHONTAN COMMUNITY ASSOCIATION CENTER (PCPB T20050862)

Project Description: Administrative offices and meeting place for Homeowners and Board Members.

Project Location: Northwest corner of Lahontan development, at the intersection of Shaffer Mill Road, Lodgetrail

Drive and Lahontan.

APN: 108-010-006

Total Acreage: 1.29

Zoning: RS-PD 1.7

Community Plan Area: Martis Valley

MAC Area: North Tahoe

Applicant: Ron Parr, 10185 Truckee Tahoe Airport Rd., #410, Truckee, CA 96161 (530) 550-2990

Owner: Lahontan Community Association, 11025 Pioneer Trail #102, Truckee CA 96161 (530) 550-2485

Status: Mitigated Negative Declaration public review period ended on June 9, 2006. Subsequent entitlement due.

County Staff: Allen Breuch, Planning Department; Janelle Fortner, Engineering & Surveying Department

NORTHSTAR-AT-TAHOE ARROW-COMSTOCK LIFTS REPLACEMENT (PCPB T20060638)

Project Description: Proposed a top drive, high-speed detachable quad, with a design capacity of up to 2,400 people per hour to replace the 2 existing lifts.

Project Location: northern slopes of Mt. Pluto(the frontside) within Northstar-at-Tahoe, Martis Valley

APN: 110-050-038, 023; 110-070-008, 009

Total Acreage: approximately 1,000 acres

Zoning: FOR-B-X 160 ac min

Community Plan Area: Martis Valley

Owner: Trimont Land Company, PO Box 129, Truckee, CA 96160 (530)562-2244

Applicant: Booth Creek Ski Holdings, Inc., 11025 Pioneer Drive, Suite 100, Truckee, CA 96161 (530)559-2136

Status: comments on initial review due on September 14, 2006.

County Staff: Allen Breuch, Planning Department; Rebecca Maddex, Engineering & Surveying Department

NORTHSTAR-AT-TAHOE S SKI POD (PCPB T20060496)

Project Description: Proposed a snow lift and associated trails to compliment the existing lift for skier circulation, safety and evacuation.

Project Location: western slopes (the Backside) of Mt. Pluto, Martis Valley

APN: 080-260-013

Total Acreage: 616.9

Zoning: FOR-B-X 160 ac min

Community Plan Area: Martis Valley

Owner: Trimont Land Company, PO Box 129, Truckee, CA 96160 (530)562-2244

Applicant: Booth Creek Ski Holdings, Inc., 11025 Pioneer Drive, Suite 100, Truckee, CA 96161 (530)559-2136

Status: 2nd submittal due on February 16, 2007.

County Staff: Allen Breuch, Planning Department; Janelle Fortner, Engineering & Surveying Department

OLYMPIC ESTATES (aka. ESTATES AT SQUAW CREEK) (PSUB T20050813)

Project Description: Proposed subdivision of one 4+ acre parcel into 16 single-family residential lots and two open space lots.

Project Location: East end of Squaw Valley, northwest of intersection of Squaw Valley Road and Creeks End Court, Squaw Valley

APN: 096-230-056

Total Acreage: 4.16

Zoning: HDR

Community Plan Area: Squaw Valley

MAC Area: Squaw Valley

Applicant: Terrance E Lowell & Associates, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685

Owner: Poulsen Investments Inc., P.O. Box 2733, Olympic Valley, CA 96146 (808) 346-1486

Status: revised Mitigated Negative Declaration public review period ended August 8, 2006.

County Staff: Steve Buelna, Planning Department; Mike Foster, Engineering & Surveying Department

PLUMPJACK SQUAW VALLEY INN EXPANSION PROJECT (EIAQ-3598)

Project Description: Proposed Major Subdivision and Conditional Use Permit in order to expand the existing PlumpJack Squaw Valley Inn by constructing a new building, which will include 34 multi-family residential units, 28 lockout units, underground and street level parking, foyer/lobby area, exercise and game room.

Project Location: 1970 Squaw Valley Road

APN: 096-020-023

Acreage: 3.2
Zoning: Village Commercial
Community Plan Area: Squaw Valley
MAC Area: Squaw Valley
Applicant/Owner: Karen Kelly (Owner Representative)/CNCMI 3201 Filmore St., San Francisco, CA 94123
Contact: Rob Goldberg 916-336-76698
Status: Final EIR completed; project temporarily suspended pending evaluation of potential design alternatives.
County Staff: Mike Wells, Planning Department; Mike Foster, Engineering & Surveying Department

PORCUPINE HILL SUBDIVISION (PSUB T20051181)

Project Description: Proposed a 12 single-family, averaging 3.85-acre per lot, residential and recreational subdivision.
Project Location: directly east of Northstar Unit 6-C, Skidder Trail, and the Northstar Golf Course.
APN: 110-030-061, 033
Total Acreage: 267
Zoning: F-B-X-10/RES-UP-Dc/RS-B-X-5
Community Plan Area: Martis Valley
MAC Area: Northstar Property Owners
Owner: Trimont Land Company, PO Box 129, Truckee, CA 96160 530-562-2244
Applicant: Booth Creek Ski Holdings, 10049 Martis Valley Road, Suite G, Truckee, CA 96161 530-550-2257
Status: comments on 2nd submittal due on September 22, 2006.
County Staff: Crystal Jacobsen, Planning Department; Phillip Frantz, Engineering & Surveying Department

RAINBOW HOLDING CO., BULK SPRING WATER SALE (PCPC T20050661)

Project Description: Placer County is requesting applicant to comply with expansion of spring water bulk sale business facility. Four bulk water tanks were added in 1989 without proper permits.
Project Location: South of Interstate 80 at Rainbow, approximately 7 miles west of Soda Springs.
APN: 066-120-035
Total Acreage: 72
Zoning: RF-B-40 ac. min.
Community Plan Area: Placer County
Applicant/Owner: Rainbow Holding Co., c/o Randall Faccinto/Stoel Rives LLP, 111 Sutter St., Ste 700, San Francisco, CA 94104
Status: Mitigated Negative Declaration mailed for signature on December 13, 2005.
County Staff: Bill Combs, Planning Department; Rich Kai, Engineering and Surveying Department

RED INK MAID AND BIG SEAM CLAIMS RECLAMATION PLAN (PMPB T20050399)

Project Description: Proposal to continue mining of the existing claim.
Project Location: Mosquito Ridge Road, east of Foresthill.
APN: 254-210-001
Total Acreage: 40
Zoning: Foresthill, 160 Ac Min
Community Plan Area: Foresthill
MAC Area: Foresthill
Applicant/Owner: Richard Sykora, PO Box 622, Foresthill, CA 95631 (530) 367-4067
Status: Zoning Administrator hearing scheduled on September 21, 2006. Mitigated Negative Declaration review period ended on November 28, 2005.
County Staff: Crystal Jacobsen, Planning Department; Mike Foster, Engineering & Surveying Department

SALMON AVENUE PUBLIC PARKING FACILITY (PDSD T20060649)

Project Description: Proposal to create a 22 stall parking facility in Kings Beach.
Project Location: North side of Salmon Avenue between Coon Street and Fox Street in Kings Beach.
APN: 090-126-020
Total Acreage: 12,500 sq. ft.
Zoning: KBCP, SA #1
Community Plan Area: Kings Beach
MAC Area: North Tahoe

Owner/Applicant: Placer County Redevelopment Agency, 3091 County Center Drive, Suite 260, Auburn, CA 95603 (530) 745-3157

Status: Comments due on initial review September 18, 2006.

County Staff: Allen Breuch, Planning Department; Rick Eiri, Engineering & Surveying Department

SANDY BEACH INTERVAL OWNERSHIP AND AFFORDABLE HOUSING (EIAQ-3757)

Project Description: Proposed in the existing campground area would include 45 tourist accommodation units, 10 affordable housing units, with pool and clubhouse. The proposal would preserve, improve and update the facade of the main two-story building that houses Spindleshanks Restaurant.

Project Location: 6873 North Lake Boulevard (north side of Highway 28), Tahoe Vista

APN: 117-071-029

Acreage: 6.25

Zoning: 022 Tahoe Vista, SA #1

Community Plan Area: Tahoe Vista

MAC Area: North Tahoe

Applicant/Owner: Resort Development Assoc., LLC (Tim Wilkens), P.O. Box 2490, Napa, CA 94558 (707) 226-6004

EIR Consultant: EDAW, Nanette Sartoris, PO Box 5157, Stateline, NV 89449 (775) 586-1053

Status: Administrative Draft EIR/EIS due from consultant September 1, 2006.

County Staff: Allen Breuch, Planning Department; Rick Eiri, Engineering & Surveying Department

SENA AT SQUAW VALLEY (PSUB T20060141)

Project Description: Proposed custom designed 200-unit condominium development comprised of 101 townhouse style condominiums, 81 time-share condominiums and 18 affordable units, an 18,000 sq ft clubhouse and two smaller clubhouses (approx 2,400 sq ft and 2,000 sq ft respectively).

Project Location: at Squaw Valley Road and Creeks End Court on the Westside of Hwy 89

APN: 096-230-052, 055

Total Acreage: 21.56

Zoning: HDR high density residential

Community Plan Area: Squaw Valley

MAC area: Squaw Valley

Owner/Applicant: Sam Neasham, Sierra Summit partners One LLC, 1120 Tara Court, Rocklin, CA 95765

Status: EIR Contract being routed for signatures.

County Staff: Allen Breuch, Planning Department; Mike Foster, Engineering & Surveying Department

THREE CHIEFS RESIDENCE (PVAA T20040468)

Project Description: Proposed to construct one residential unit of 4,950 sq ft with 3 levels and 3 bedrooms.

Project Location: on Granite Chief Road in Squaw Valley

APN: 096-030-043

Total Acreage: 6,100 sq ft

Zoning: LDR-DF-10

Community Plan Area: Squaw Valley

MAC: Squaw Valley

Applicant/Owner: Robert Burke, Three Chiefs LLC, PO Box 823, Orinda, CA 94563-0823, 925-254-7246

Status: Planning Commission hearing scheduled on September 14, 2006. Mitigated Negative Declaration public review period ended August 7, 2006.

County Staff: Mike Wells, Planning Department; Rebecca Maddex, Engineering & Surveying Department

VILLAS AT HARBORSIDE (PEAQ T20050136)

Project Description: Nine (9) fractional ownership residential units

Project Location: 5120-5140 West Lake Blvd, Homewood

APN: 097-130-027, 028, 029

Acreage: 1.56

Zoning: PAS 159

Community Plan Area: West Shore

MAC Area: North Tahoe Regional Advisory Council

Applicant: David C Antonucci, PO Box 1050, Homewood, CA 96141

Owner: Nathan L Topol, 6155 Plumas St, Commons Bldg, Reno, NV, 89502

Status: Board of Supervisors hearing pending.

County Staff: Steve Buelna, Tahoe Planning Department; Phil Frantz, Engineering & Surveying Department

WEIMAR-APPLEGATE-COLFAX COMMUNITY PLAN UPDATE

Project Description: An update of the two community plans covering the Colfax, Weimar, and Applegate communities and surrounding areas. The Board has authorized this work to begin in the current fiscal year and it is anticipated that the County will be hiring one or more consultants to assist in this effort. Surveys have been sent to property owners and residences in the Plan area.

Project Location: Weimar/Applegate/Colfax

Applicant: Placer County

Status: Working on finalizing the Policy Document and updated land use diagram.

MAC Area: Colfax, Applegate, Weimar

County Staff: Loren Clark/Leah Rosasco, Planning Department

CENTRAL TEAM (Auburn)**ATWOOD 80 (PEIR T20040346)**

Project Description: 61-lot residential subdivision, 40,000+ sq. ft. lots.

Project Location: Atwood Road, North Auburn

APN: 051-070-009

Total Acreage: 79+

Zoning: RS-AG-B40, PD 1.0

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288

Owner: Atwood Ranch LLC, 220 Sacramento St., Auburn, CA 95603 (530) 887-1800

EIR Consultant: North Fork Associates, Cathy Spence-Wells, 110 Maple St., Ste. 100, Auburn, CA 95603 (530) 887-8500

Status: Preparation of 2nd Administrative Draft EIR following additional information required from applicant.

County Staff: Michael Wells, Planning Department; Rick Eiri, Engineering & Surveying Department

ATWOOD VILLAGE (PCPB T20051187)

Project Description: Proposed conversion of an existing 8-duplex apartment building into a 16-unit "air space" condominium complex on a single parcel. Each unit will be 2-story, 3-bedroom, 3-bath with one enclosed garage space and one surface parking.

Project Location: 2280 South Drive between Atwood and Kemper Roads, North Auburn

APN: 052-220-015

Total Acreage: 1.3

Zoning: RM

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: Michael Murphy Architect, 500 Auburn Folsom Road, Suite 100, Auburn CA 95603 530-823-3379

Owner: Hoss Bozorgzad, 2730 Vista Roble Drive, Auburn CA 95603

Status: Planning Commission hearing scheduled for September 14, 2006; Mitigated Negative Declaration public period ended July 28, 2006.

County Staff: Michael Wells, Planning Department; Phillip Frantz, Engineering & Surveying Department

AUBURN CREEKSIDE CENTER (PEIR T20050277)

Project Description: Proposed phased commercial center for an eventual combined total of 84,665 sq. ft. of retail space.

Project Location: Rock Creek Road and Highway 49

APN: 052-030-048

Total Acreage: 13.2

Zoning: CPD-Dc, CPD-Dc-FH

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: A.R. Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288

Owner: Auburn Pacific Properties, PO Box 2176, Chico, CA 95928 (530) 898-0640

EIR Consultant: Foothill Associates, Todd Sexauer, 655 Menlo Dr., Ste. 100, Rocklin, CA 95765(916) 435-1202
Status: Additional information required prior to submittal of Administrative Draft EIR.
County Staff: Mike Wells, Project Planner; Rick Eiri, Engineering & Surveying Department

AUBURN HARLEY DAVIDSON (PMPC T20050908)

Project Description: Proposed construction of a 30,000 sq. ft. Harley Davidson Motorcycle sales and repair facility.
Project Location: Northwest corner of Bowman Road and Luther Road, Auburn
APN: 053-104-002, 003
Total Acreage: 2.4
Zoning: HS-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Applicant: Les Westerinen, 7201 Kona Dr., Placerville, CA 95667 (530) 626-3777
Owner: Bobby Holmes, 12075 Locksley Lane, Auburn, CA 95603 (530) 885-7161
Status: 3rd submittal due September 6, 2006.
County Staff: Gary Winegar, Planning Department; Mike Foster, Engineering & Surveying Department

BOHEMIA SUBDIVISION (PEIR T20050174) (formerly FIDDLERGREEN SUBDIVISION)

Project Description: 116-lot subdivision consisting of detached single-family homes.
Project Location: Northeast of Wise Canal, northwest of Canal Street, northeast of Highway 49 and north of Luther Road, Auburn
APN: 052-102-012, 013, 017 and portion of 052
Total Acreage: 18.5
Zoning: CPD-Dc, INP-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Applicant/Owner: Bohemia Properties LLC, 735 Sunrise Ave., Ste. 200, Roseville CA 95661 (916) 783-3277
EIR Consultant: EDAW, Randy Chafin, 2022 J St., Sacramento, CA 95824 (916) 414-5800
Status: 4th Administrative Draft EIR due from consultant following additional information required from applicant.
County Staff: Leah Rosasco, Planning Department; Rick Eiri, Engineering & Surveying Department

GATEWAY COURT VILLAGE (PSUB T20060079)

Project Description: Proposed a 27-unit townhouse project on a 2.9-acre site.
Project Location: Gateway Court and Plaza Way, Auburn
APN: 052-040-075
Total Acreage: 3.52
Zoning: CPD-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Owner: Jerome Storm, 438 Cambridge Avenue, Palo Alto, CA 94306
Applicant: Burrell Consulting Group Inc., 1001 Enterprise Way, Suite 100, Roseville, CA 95678 (916)783-8898
Status: Application deemed complete on August 23, 2006; Initial Study being prepared.
County Staff: Michael Wells, Planning Department; Phillip Frantz, Engineering & Surveying Department

HALLMARK GARDENS (PCUP T20040001)

Project Description: Phase 1: construct an Independent Living Facility containing approximately 182 units and 146,600 sq. ft. Phase 2: construct a 100 room 60,000 sq. ft. hotel.
Project Location: West side of Bowman Road, south of Delores Drive and east of Terry Lane, Bowman area.
APN: 054-143-001, 005, 009, 015; 054-171-008
Acreage: 11+
Zoning: HS-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Applicant: Hallmark Gardens of Auburn, LLC, 408 Sunrise Ave., Ste. 8, Roseville, CA 95661 (916) 784-2614;
Monighan Architects, 710 Twelfth S., Sacramento, CA 95814 (916) 448-1901; GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210
Owner: Kimberly Oregon Realty, Inc., PO Box 1809, Rancho Santa Fe. CA 92067
Status: Project is being revised.

County Staff: Gary Winegar, Planning Department; Phil Frantz, Engineering & Surveying Department

HIDDEN CREEK SUBDIVISION (PCPB T20060380)

Project Description: Proposed an 18-lot subdivision ranging from .50 ac. to 1.03 ac. in size, and a total of 5.18 ac for open space.

Project Location: Atwood Road, North Auburn

APN: 051-120-007

Total Acreage: 19.5

Zoning: RS-AG-B-40-PD 1.0

Community Plan Area: Auburn/Bowman

Owner: Atwood 20, LLC, 2625 Fair Oaks Blvd., Suite 3, Sacramento, CA 95864 (916)483-3225

Applicant: Richard Tietsort, 1752 Grouse Run Circle, Roseville, CA 95747 (916)772-7719

Status: comments on 2nd submittal due on September 8, 2006.

County Staff: Mike Wells, Planning Department; Mike Foster, Engineering & Surveying Department

LONE WOLF CYCLE SHOP (PMPC T20060075)

Project Description: Proposed to construct a 1800 sf new retail store and service shop for Lone Wolf Cycle Shop.

Project Location: 50 Flood Road, Auburn

APN: 054-232-050

Acreage: .37

Zoning: C2-UP-Dc

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Owner: Brian & Nancy Bassett, 50 Flood Road, Auburn, CA 95603 530-888-1914

Applicant: GHH Engineering Inc, 11960 Heritage Oak Plaza, Suite 2B, Auburn, CA 95603 530-886-3100

Status: 3rd submittal due on September 5, 2006.

County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Department

MCGUIRE PACIFIC BUILDINGS (PMPB T20051179)

Project Description: An expansion of current business operation by adding two 3,600 sf buildings.

Project Location: approximately ¾ mile east of Hwy 49 on south side of Locksley, Auburn

APN: 052-020-060

Total Acreage: 24,750 sf

Zoning: INP-Dc

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant/Owner: John McGuire, PO Box 4072, Auburn, CA 95604

Status: 2nd submittal is due by September 8, 2006.

County Staff: Michael Wells, Planning Department; Mike Foster, Engineering & Surveying Department

MILL ROAD SUBDIVISION (PSUB T20060344)

Project Description: Proposed a 24-lot planned development major subdivision.

Project Location: 591 Mill Road, Auburn

APN: 052-121-038, 065, 066

Total Acreage: 6.75

Zoning: RS-AG

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant/Owner: Collaborative Development LLC, Monty Smith, 12250 Herdal Dr., Auburn, CA 95603 (530)823-7834

Status: 2nd submittal due on January 19, 2007.

County Staff: Mike Wells, Planning Department; Mike Foster, Engineering & Surveying Department

PLACER EQUIPMENT RENTAL (PMPA T20051042)

Project Description: Proposed to construct a support facility of storage and showroom to the existing business.

Project Location: 2155 Grass Valley Hwy in Auburn

APN: 052-220-023

Total Acreage: 3.2

Zoning: C-3/DC
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Applicant: AR Associates, 275 Nevada Street, Auburn CA 95603 (530)888-1288
Owner: Bud Prociassi, 215 Marshall Way, Auburn, CA 95603 (530)885-8243
Status: 2nd submittal due February 9, 2007.
County Staff: Gerry Haas, Planning Department; Janelle Fortner, Engineering & Surveying Department

PLACER EQUIPMENT RENTAL, LOCKSLEY LANE (PMPA T20060179)

Project Description: Proposal to construct a 3,200 s.f. office building.
Project Location: 12335 Locksley Lane in Auburn
APN: 052-020-042
Total Acreage: 110,000 sf
Zoning: INP-Dc
Community Plan Area: Auburn Bowman
MAC: North Auburn
Applicant: Placer Equipment Rental, 2155 Grass Valley, CA 95603 (530) 885-8852
Owner: Marc Pohley, 2305 Country Lane, Auburn, CA 95603 (530) 823-5681
Status: 2nd submittal due on or before November 12, 2006.
County Staff: Gerry Haas, Planning Department; Mike Foster, Engineering & Surveying Department

QUARTZ DRIVE SELF STORAGE (PCPB T20060611)

Project Description: Proposed 129,379 sf of self storage in 10 buildings with a 3,000 sf leasing office, and a 2,100 sf on-site manager's residence, totaling 134,484 sf of gross building area.
Project Location: Quartz Drive near the intersection of Bell Road and Highway 49 in Auburn
APN: 052-030-058
Total Acreage: 9.2
Zoning: CPD-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Owner: Brad Koach, JB Development, 5220 E Pine Avenue, Suite A, Fresno, CA 93727 (559)454-8993
Applicant: GW Consulting Engineers, 7447 Antelope Road, Suite 202, Citrus Heights, CA 95621 (916)723-0210
Status: comments on initial review due on September 1, 2006.
County Staff: Mike Wells, Planning Department; Phillip Frantz, Engineering & Surveying Department

RIDGEVIEW OFFICE COMPLEX (PMPA T20060559)

Project Description: Proposed to construct 6 one and two-story office buildings totaling 51,660 sf with access driveways, parking and landscaping.
Project Location: north of Bell Road, south of Auburn Airport on Old Airport Road
APN: 052-190-023
Total Acreage: 4.8 acres
Zoning: INP-Dc
Community Plan Area: North Auburn/Bowman
MAC: North Auburn
Applicant: GW Engineers, 7447 Antelope Road, Suite 202, Citrus Heights, CA 95621 (916)723-0210
Owner: NCG Enterprises LLC, 24571 Camelia Way, Auburn, CA 95602 (530) 269-8292
Status: comments due on initial review August 17, 2006.
County Staff: Gary Winegar, Planning Department; Mike Foster, Engineering & Surveying Department

ROCK CREEK PLAZA SHOPPING CENTER (PEAQ T20051076)

Project Description: Proposed to remodel and expand the existing shopping center to include 50,608 s.f. new building and 78 additional parking spaces.
Project Location: Hwy 49 and Bell Road in Auburn
APN: 052-040-035,036,039,045-047,069,071-072,076,081-082
Total Acreage: 22
Zoning: CPD-DC
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn

Applicant: DeKleer & Associates, 4757 J Street, Sacramento, CA 95819 (916)731-4726
Owner: Auburn Plaza Co., Ltd., 9864 Wilshire Blvd., Beverley Hills, CA 90210 (310)274-8222
Status: 3rd submittal due on September 11, 2006.
County Staff: Gerry Haas, Planning Department; Janelle Fortner, Engineering & Surveying Department

SNOW RANCH SUBDIVISION (PSUB T20050211)

Project Description: Proposed subdivision of 16 acres into 14 single-family residential lots.
Project Location: 11600 Edgewood Road, Auburn
APN: 038-090-008, 038-121-008
Total Acreage: 16.18
Zoning: RS-AG-B-40
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Applicant/Owner: Foothill Development Group. LLC, 13055 Robles Drive, Auburn, CA 95602 (530) 205-8880
Status: Planning Commission approved on July 27, 2006. Notice of Determination filed on August 22, 2006.
County Staff: Gary Winegar, Planning Department; Rebecca Maddex, Engineering & Surveying Department

WALGREEN'S DRUG STORE (PMPC T20050614)

Project Description: Proposal to develop a 15,000± sq. ft. drug store with drive up window and a building site for future 6,000 sq. ft. retail building.
Project Location: New Airport Road at Highway 49, Auburn
APN: 052-102-045, 046 & 050
Total Acreage: 1.38
Zoning: O, CPD-Dc
Community Plan Area: Auburn/Bowman
MAC Area: North Auburn
Applicant: A.R. Associates, 275 Nevada St., Auburn, CA 95603 (530) 888-1288
Owner: Robert Chittenden, 1775 Old Airport Rd., Auburn, CA 95603 (530) 885-4734
Status: 3rd submittal due on December 19, 2006.
County Staff: Mike Wells, Planning Department; Phil Frantz, Engineering & Surveying Department

SOUTH TEAM (Granite Bay, Penryn, portion of Auburn)**BARTON ROAD BRIDGE REPLACEMENT (PEAQ T20050547)**

Project Description: Proposal to remove the existing bridge with a new bridge that will be 3' higher than the existing bridge. The new bridge will be one space 60' and provide 2-12' lanes and 2-6' shoulders.
Project Location: Barton road between Olive Ranch Road and Cavitt Stallman Road, Granite Bay
APN: N/A
Total Acreage: N/A
Zoning: N/A
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Placer County Engineering & Surveying Department, 11444 B Avenue, Auburn, CA 95603 (530) 886-7546
Owner: Placer County
Status: Notice of Determination filed on August 25, 2006; Board of Supervisors approved on August 22, 2006.
County Staff: Roy Schaefer, Planning Department; Sherri Berexa, Engineering & Surveying Department

BEAVER CREEK (PSUB T20050366)

Project Description: Proposed 7-lot single-family residential subdivision and 2 open space lots.
Project Location: Douglas Blvd., east of the intersection of Sierra College Blvd and Douglas Blvd, Granite Bay
APN: 048-151-001
Total Acreage: 17.5
Zoning: RS-AG-B-100, PD 1.0 & RA-B-100
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Morton & Pitalo, Inc., 1788 Tribute Rd., Ste. 200, Sacramento, CA 95815 (916) 927-2400
Owner: Parlin Development Company, 11354 White Rock Rd., Rancho Cordova, CA 95742 (916) 852-8644

Status: Planning Commission approved on August 24, 2006. Notice of Determination to be filed.
County Staff: Charlene Daniels, Planning Department; Phil Frantz, Engineering & Surveying Department

CANNONSHIRE PARCEL MAP (PMLD T20051041)

Project Description: Proposed to create three potential residential parcels of 3.4 acres each.
Project Location: Southeast corner of Peach Lane and Cannonshire Court in Loomis.
APN: 037-103-020
Total Acreage: 10.29
Zoning: RA-B-100
Community Plan Area: Horseshoe Bar
MAC Area: Horseshoe Bar
Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530)888-1288
Owner: Patrick Schank, 4305 Freeport Blvd., Sacramento, CA 95822 (916)215-8454
Status: Planning Commission approved on July 27, 2006. Notice of Determination filed on August 8, 2006.
County Staff: George Rosasco, Planning Department; Rebecca Maddex, Engineering & Surveying Department

CANO PARCEL REZONING (PREA T20051177)

Project Description: Proposed to rezone part of the parcel to be consistent with the General Plan Designation in preparation for a parcel split request.
Project Location: 3871 Peach Drive, Loomis
APN: 037-103-024
Acreage: 4.7
Zoning: RA-B-100
Community Plan Area: Horseshoe Bar/Penryn
MAC area: Horseshoe Bar/Penryn
Owner/Applicant: Lindi Cano, 3871 Peach Dr., Loomis, CA 95650 (916) 652-2357
Status: Planning Commission hearing denied on June 22, 2006. Board of Supervisors appeal pending.
County Staff: George Rosasco, Planning Department; Mike Foster, Engineering & Surveying Department

DICK COOK BRIDGE REPLACEMENT PROJECT (PCRE T20060349)

Project Description: Proposed to replace and widen a portion of the bridge to allow for increased access to the adjacent rural residential area
Project Location: across Miner's Ravine in Loomis on Dick Cook Road
APN: 036-180-017,35,81,82
Total Acreage: 25-foot long, 16-foot wide
Zoning: RS-AG
Community Plan Area: Horseshoe Bar/Penryn
MAC Area: Horseshoe Bar
Applicant: Department of Public Works, 11444 B Avenue, Auburn, CA 95603 530-889-7500
Status: Mitigated Negative Declaration review period ended on April 17, 2006.
County Staff: Roy Schaefer, Planning Department; Michael Chung, Engineering & Surveying Department

ENGLISH COLONY ESTATES (PEIR T20060029/PSUB T20050454)

Project Description: Proposed Subdivision of a 78 acre property into a maximum of 32 parcels, each 2.3 acre minimum, for residential development.
Project Location: North side of English Colony Way at Del Mar Rd
APN: 032-051-003, 032-051-004
Total Acreage: 78 +/-acres
Zoning: RA-B-X-10 Ac Min
Community Plan Area: Horseshoe Bar/Penryn
MAC Area: Penryn Area Advisory Council
Applicant: Gidaro Group, LLC, C/O Law Offices of George Phillips (Representative: Kevin Kemper), 2251 Fair Oaks Blvd, Suite 300, Sacramento, CA 95825
Owner: Same as applicant
EIR Consultant: North Fork Associates, Cathy Spence-Wells, 110 Maple St., Ste. 100, Auburn, CA 95603 (530) 887-8500
Status: Administrative Draft due from consultant November 28, 2006.
County Staff: Jennifer Dzakowic, Planning Department; Phil Frantz, Engineering & Surveying Department

FOLSOM LAKE EQUESTRIAN CENTER HORSE BOARDING (PMPC T20050345)

Project Description: Applicant proposes a Minor Use Permit to board 60 horses at the existing equestrian facility and setback variances for two barns on the property.

Project Location: Northeast corner of Lomida Lane and Prospector Road, Loomis area

APN: 036-085-003, 004

Total Acreage: 8.5

Zoning: RA-B-X-4.6 Ac Min, PD-0.44

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar

Applicant: Jenny Jordan, 4491 Prospector Road, Loomis, CA 95650 (916) 223-9288

Owner: Kenneth & Linda Miller, 2998 Douglas Blvd., Ste. 300, Roseville, CA 95661 (916) 780-3814

Status: 3rd submittal due on January 19, 2007.

County Staff: Charlene Daniels, Planning Department; Janelle Fortner, Engineering & Surveying Department

GILBERT PARCEL MAP (PMLD T20040804)

Project Description: Proposed minor land division into 4 parcels.

Project Location: 5635 Douglas Blvd., Granite Bay

APN: 048-084-029, 048-084-033

Total Acreage: 3.68

Zoning: RS-B-20

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: JLS Consulting, Jerry Slinkard P.E., 4248 Waymar Court, Carmichael, CA 95608 (916) 283-6322

Owner: Gregory & Vickilyn Gilbert, 5635 Douglas Blvd., Granite Bay, CA 95746 (916) 791-4418

Status: 4th submittal due on September 13, 2006.

County Staff: George Rosasco, Planning Department; Janelle Fortner, Engineering and Surveying Department

GRANITE BAY PLAZA & PARDEE COURT HALF-PLEXES (PSUB T20060098)

Project Description: Proposed subdivision of 35-unit townhomes on approximately 3.57 acres & a new commercial retail building of 8,800 square feet with 50 parking spaces on approximately 1.14 acres.

Project Location: along Pardee court and Douglas Blvd., southeast corner of Douglas Blvd and Auburn Folsom Road

APN: 047-150-012, 015, 016, 042

Acreage: 4.71

Zoning: CPD-Dc

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Owner: Capital pacific Company, 7150 Douglas Blvd., Granite Bay, CA 95746 916-782-8777

Applicant: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608 916-331-4336

Status: 3rd submittal due on September 4, 2006.

County Staff: Crystal Jacobsen, Planning Department; Rebecca Maddex, Engineering & Surveying Department

MAGGI COUNTRY ESTATES (EIAQ-3798)

Project Description: Proposed 17-18, 2.3 acre residential estates lots.

Project Location: Auburn-Folsom Road approximately midway between the towns of Auburn and Folsom, approximately 500 feet from the intersection of Auburn-Folsom Road and Horseshoe Bar Road.

APN: 037-101-051

Acreage: 46

Zoning: : RA-B-100

General Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar

Applicant: Lancar Development Inc., Nick Maggi, 11824 Dublin Blvd., Dublin, CA 94568 (925) 551-7435

Owner: Isam Qubiam, 28605 Matadero Creek Ct., Los Altos Hills, CA 94022 (650) 949-1133

Status: Board of Supervisors approved on August 1, 2006; Notice of Determination filed on August 7, 2006.

County Staff: Roy Schaefer, Planning Department; Mike Foster, Engineering & Surveying Department

MICHERRA PLACE (PSUB T20060304)

Project Description: Proposed to build a subdivision comprising 20 single-family residential lots ranging from 6,685 to 4,414 sf with homes from 1,400 to 2,000 sf.

Project Location: southwest corner of Auburn Folsom Road and Eureka Road, Granite Bay
APN: 050-160-070
Total Acreage: 4.44
Zoning: RM-DL8-Dc
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant/Owner: L & H Construction Inc., 6104 Palmaya Lane, Orangevale, CA 95662 (916)987-7406
Status: 3rd submittal due on September 8, 2006.
County Staff: Leah Rosasco, Planning Department; Rebecca Maddex, Engineering & Surveying Department

MORGAN'S ORCHARD AT SECRET RAVINE (PEIR T20050944)

Project Description: 68 residential lots, each sized to contain only the building footprint of its respective dwelling unit, allowing the remainder of the land to be held as common open space. All 68 units will be detached.
Project Location: Southwest corner of I-80 and Penryn Parkway just east of the Town of Loomis
APN: 043-072-024-510, 043-072-025-510
Total Acreage: 15.9
Zoning: RA-B-X-4.6 Ac Min
Community Plan Area: Horseshoe Bar/Penryn
MAC Area: Penryn
Applicant: TLA Engineering & Planning, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685
Owner: Secret Ravine Investors, Attn: Michael Willard, 1501 Westcliff Dr., Ste. 280, Newport Beach, CA 92660 (949) 554-0152
EIR Consultant: EDAW, Randy Chafin, 2022 J St., Sacramento, CA 95824 (916) 414-5800
Status: Additional information required prior to submittal of 2nd Administrative Draft EIR.
County Staff: Charlene Daniels, Planning Department; Phil Frantz, Engineering & Surveying Department

OLIVE RANCH SUBDIVISION (PSUB T20040308)

Project Description: Proposed 12-lot subdivision with lots ranging in size from 35,005± sq. ft. to 60,697± sq. ft. and the average lot size of 42,966 ± sq. ft.
Project Location: 4977 Olive Ranch Road, approximately 4,200 feet east of that road's intersection with Cavitt Stallman Road, Granite Bay
APN: 046-140-002
Total Acreage: 15.2±
Zoning: RS-AG-B-40, PD 1.0 and RS-AG-B-100, PD 0.67
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Terrance Lowell & Associates, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685
Owner: Olive Ranch LLC, 4612 Ottawa Ct., Rocklin, CA 95765 (916) 660-1720
Status: Planning Commission hearing scheduled for September 14, 2006; Mitigated Negative Declaration public period ended on May 12, 2006.
County Staff: Jennifer Dzakowic, Planning Department; Phil Frantz, Engineering & Surveying Department

PEACOCK RANCH SUBDIVISION (PSUB T20051022)

Project Description: Proposed to subdivide 13.39 acres into 8 single-family residential lots ranging from 1.12-2.09 acres.
Project Location: Northeast corner of Sierra College Blvd. and Old Auburn Road at 4343 Old Auburn Road, Granite Bay.
APN: 466-020-046
Acreage: 13.39
Zoning: RS-AG-B-40
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Dunmore Communités, 1115 Orlando Avenue, Roseville CA 95661, 916-676-1115
Owner: George & Ruth Dunmore, 4343 Old Auburn Road, Granite Bay, CA 95746
Status: 3rd submittal due on September 11, 2006.
County Staff: Jennifer Dzakowic, Planning Department; Janelle Fortner, Engineering & Surveying Department

PENRYN HEIGHTS SUBDIVISION (PSUB T20060120)

Project Description: Proposed a 26-lot duplex subdivision with two open space parcels, a Variance to section 17.54.020C regarding 6 foot fence heights within side setbacks and adding a B-3 zoning overlay.

Project Location: 7365 English Colony Way, west of Taylor Road in Penryn

APN: 032-220-051

Acreage: 4.9

Zoning: C2-Dh

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Penryn

Owner: Hal Shores, Shores Development Company, 333 Felicidad, Soquel, CA 95073 831-475-8032

Applicant: AR Associates, 275 Nevada Street, Auburn CA 95603 530-888-1288

Status: comments on 3rd submittal due September 21, 2006.

County Staff: Jennifer Dzakowic, Planning Department; Mike Foster, Engineering & Surveying Department

PENRYN SELF STORAGE (PMPA T20060613)

Project Description: Proposed to construct nine storage buildings and one office/residential building for a total of 110,369 sf.

Project Location: Boulder Creek Drive, approximately 300 feet east of Penryn Road and Interstate 80.

APN: 043-074-002

Total Acreage: 12.4

Zoning: RA-B-X-4.6 Acre min

Community Plan Area: Horseshoe Bar/Penryn

Owner: Wilford Wright, 3423 Brennans Road, Loomis, CA 95650 (916)652-6944

Applicant: Kenneth Hall, 1324 Crystal Hollow Court, Lincoln, CA 95648 (916)295-0514

Status: comments on initial review due on September 5, 2006.

County Staff: Roy Schaefer, Planning Department; Phil Frantz, Engineering & Surveying Department

RED DOG RANCH EXPANSION (PMPC T20050737)

Project Description: proposed a 50,826 s.f. equestrian arena and barn housing for about 28 horses; other equestrian facilities and parking are also included. Boundary line adjustment is required.

Project Location: southeast corner of Auburn-Folsom Road and Newcastle Road on 2901 Auburn-Folsom Road in Newcastle

APN: 042-223-006, 042-223-004 & 008 adjustment parcels

Total Acreage: 9.6 acres

Zoning: RABX 4.6

Community Plan Area: Horseshoe Bar

MAC: Horseshoe Bar

Applicant: Scheller Engineering, Glenn Scheller, 2655 Burgard Lane, Auburn CA 95603 916-663-9101

Owner: Dotty Fields, 2901 Auburn-Folsom Road, Newcastle CA 95658 916-781-3673

Status: 2nd submittal due on January 12, 2007.

County Staff: Jennifer Dzakowic, Planning Department; Janelle Fortner, Engineering & Surveying Department

RESIDENCES @ GRANITE BAY GOLF CLUB, PHASE 1 (PSUB T20050394) formerly ESTATES EAST

Project Description: Proposal to modify the Granite Bay Community Plan to designate APN 465-140-004 as a "Density Receptor Parcel" to allow the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004. The proposal also includes a modification to an existing use permit (CUP-1677) to create a parcel map containing 4 parcels.

Project Location: Northwest intersection of East Roseville Parkway and Barton Road, Granite Bay

APN: 465-140-004

Total Acreage: 3.96

Zoning: RS-AG B-100, PD1.1

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210

Owner: Douglas Group, Inc., 300 Stone Canyon Rd., Los Angeles, CA 90077 (310) 476-8181

Status: comments on 4th submittal due September 21, 2006.

County Staff: Christopher Schmidt, Planning Department; Janelle Fortner, Engineering & Surveying Department

ROLLING GREENS SUBDIVISION (PSUB T20060449)

Project Description: Proposed a 10-lot subdivision.

Project Location: 5572 Eureka Road, Granite Bay

APN: 050-030-001, 040-001

Total Acreage: 22.3

Zoning: RA-B-100

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Owner/Applicant: Rolling Greens LLC, 80 Iron Point Circle, Suite 110, Folsom, CA 95630 (916)984-1300

Status: 2nd submittal due on September 1, 2006.

County Staff: George Rosasco, Planning Department; Rick Eiri, Engineering & Surveying Department

TURTON MINOR LAND DIVISION (PMLD T20060180)

Project Description: Proposed to divide the property into 4 single-family lots with a minimum of 4.6 acres each.

Project Location: 2631 Shirland Tract Road

APN: 042-231-060

Total Acreage: 41.9

Zoning: RA-B-X 4.6 acre

Community Plan Area: Horseshoe Bar/Penryn

MAC: Horseshoe Bar

Applicant: Mike Anderson, 6301 Greenbriar Lane, Granite Bay, CA 95746 (916) 849-4529

Owner: MDK Properties LLC, 8141 Elder Creek Road, Sacramento, CA 95824 (916) 791-6034

Status: 4th submittal due on September 14, 2006.

County Staff: George Rosasco, Planning Department; Mike Foster, Engineering & Surveying Department

VERIZON WIRELESS, HORSESHOE SUBSTATION (PMPB T20060464)

Project Description: Proposed to build a new 39 feet monopole with 12 panel antenna.

Project Location: northwest corner of the intersection of Oak Knoll Way and Douglas Blvd, Granite Bay

APN: 047-060-026

Total Acreage: .29

Zoning: RS-AG-B-40

Community Plan Area: Granite Bay

Applicant: Booth Complete Wireless Consulting, 9300 Tech Center Drive, Suite 190, Sacramento, CA 95826 (916)396-3907

Status: comments on initial review due on September 22, 2006.

County Staff: Alex Fisch, Planning Department; Rick Eiri, Engineering & Surveying Department

WEST TEAM (Newcastle, Sheridan, Lincoln, Sunset, Dry Creek)**AFFORDABLE RV RENTAL PARKING LOT (PCPM T20050888)**

Project Description: The project consists of 12,000 sf of asphalt paved transition parking for Affordable RV Rentals. The site has the necessary/required protector(stormwater) tanks, and has been approved by a certified arborist.

Project Location: 9994 Hillview Road, Newcastle

APN: 040-271-001

Total Acreage: 9.8

Zoning: IN-Dc

Community Plan Area: Placer County

MAC Area: Newcastle/Ophir

Applicant/Owner: Dan Baldoni, 9994 Hillview Road, Newcastle, CA 95658 (530)885-5210

Status: comments on 2nd submittal due on September 13, 2006.

County Staff: Alexander Fisch, Planning Department; Mike Foster, Engineering & Surveying Department

AMERICAN VINEYARD VILLAGE (PEIR T20050276/PSUB T20050013)

Project Description: 153 single-family residential subdivision with a minimum lot size of 3,000 sq ft. Proposal includes a 1.1 acre detention pond and 0.23 acre park site to be dedicated to the County. Project entitlements include: Tentative Subdivision Map, General Plan Amendment (LDR to HDR) and Rezone (RS-AG-B-20 to RS-B-3), Project Location: South side of Vineyard Road 600 feet west of the intersection of Foothills Blvd., Roseville area of Placer County

APN: 473-030-016

Total Acreage: 19.2

Zoning: RS-AG-B-20

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant: John Mourier Construction, 1430 Blue Oaks Blvd, Ste 190, Roseville, CA 95678 (916) 969-2842

Owner: Marilyn Burton, 164 Maple St., Auburn, CA 95603

EIR Consultant: EDAW, Randy Chafin, 2022 J St., Sacramento, CA 95824 (916) 414-5800

Status: Preparation of 2nd Administrative Draft EIR following additional information required from applicant.

County Staff: Charlene Daniels, Planning Department; Rebecca Maddex, Engineering & Surveying Department

AT & T FOC BUILDING, ROCKLIN (PMPB T20060497)

Project Description: Proposed to construct a 8,363 sf one-story building to accommodate up to 45-50 crew member daily check-in and check-out task, and a parking area for personal vehicle and company trucks.

Project Location: 3535 Industrial Avenue, Rocklin

APN: 017-061-018, 035; 017-270-001; 017-081-009

Total Acreage: 21.9 acres

Zoning: INP-Dc

Community Plan Area: Sunset Industrial

Applicant: Lionakis Beaumont Design Group, 1920 20th Street, Sacramento, CA 95814 (916)558-1900

Owner: ABC/AT&T California, 3707 Kings Way, Sacramento, CA 95821 (916)972-2426

Status: 2nd submittal due on September 1, 2006.

County Staff: Alex Fisch, Planning Department; Sharon Boswell, Engineering & Surveying Department

BRADY ESTATES SUBDIVISION (PSUB T20051197)

Project Description: Proposed subdivision of 9 lots with a minimum size of 20,000 sf each, and a building of 53,490 sf of retail space.

Project Location: Southeast corner of Brady lane and Baseline Road.

APN: 473-010-004, 005

Total Acreage: 4.8

Zoning: RS-AG-B-20, C1-UP-Dc

Community Plan Area: Dry Creek

MAC Area: West Placer

Applicant: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608 916-331-4336

Owner: Sundance Properties, 3825 Atherton Road, Suite 115, Rocklin, CA 95765 916-435-2090

Status: 3rd submittal due on November 13, 2006.

County Staff: Leah Rosasco, Planning Department; Phillip Frantz, Engineering & Surveying Department

CALIFORNIA MOTOCROSS PARK (PEIR T20050950/PCPA T20050759)

Project Description: Proposal includes open-air racetracks, covered racetrack, enclosed spectator viewing booths overlooking an amphitheater style racetrack, picnic grounds, playgrounds, parking, restrooms and showers, family restaurants, retail stores ancillary to the motocross and bicycle motocross sports, video and game arcades and a conference center.

Project Location: Athens Road, adjacent to the Materials Recovery Facility and Landfill site.

APN: 017-061-044

Total Acreage: 158

Zoning: F-DR-B-X 1690-SP

Community Plan Area: Sunset Industrial

Applicant: California Motocross Limited Partnership, c/o Williams & Paddon, 2237 Douglas Blvd, Suite 160, Roseville, CA 95661 (916) 786-8178

Owner: Macor, Inc., A California Corporation, 160 Pacific Avenue, Suite 200, San Francisco, CA 94111 (415) 875-1150

EIR Consultant: Jones & Stokes, Lynn Wall, 2600 V St., Sacramento CA 95818 (916) 737-3000

Status: 1st Administrative Draft EIR due from the consultant on September 14, 2006.

County Staff: Leah Rosasco, Planning Department; Phil Frantz, Engineering & Surveying Department

CARMAX AUCTION FACILITY, ROSEVILLE (PMPA T20060237)

Project Description: Proposed to construct a 2,300 sf facility for holding automobile auctions. Parking and temporary storage will be provided.

Project Location: approximately 800 feet east of the intersection of Cincinnati Avenue and Nichols Road.

APN: 017-061-010, 024

Total Acreage: 7.47

Zoning: INP-Dc

Community Plan Area: Sunset Industrial

MAC: n/a

Applicant: Charles Patterson Architect, 3000 Royal Blvd., South, Alpharetta, GA 30022 (770) 569-1706

Owner: 3939 Cincinnati Avenue LLC, 9970 Hadleigh Drive, Granite Bay, CA 95746 (916) 791-7200 x 204

Status: Zoning Administrator hearing scheduled on September 7, 2006. Mitigated Negative Declaration public review ended on August 14, 2006.

County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Department

CEMEX (PEIR T20050227)**Formerly PATTERSON SAND AND GRAVEL**

Project Description: Conditional Use Permit proposed in order to expand existing orchard and mining operation.

Project Location: North side of Bear River, north of Camp Far West Road, and incorporates a portion of Yuba County.

APN: 018-010-001, 002; 018-031-004, 005, 036, 051, 052, 054-059, 061 (por.), 061-063; 018-140-024, 025

Acreage: 884

Zoning: F-B-X-20 Ac Min, F-B-X-MR-20 Ac Min

Community Plan Area: Placer County

MAC Area: Sheridan

Applicant/Owner: Jack Blanton, CEMEX Construction Materials LP, PO Box 5252, Pleasanton, CA 94566 (805) 208-8201

EIR Consultant: EDAW

Status: Administrative Final EIR due from consultant.

County Staff: Paul Thompson, Planning Department; Mike Foster, Engineering & Surveying Department

DAVID SMITH MASONRY (PMPA T20050704)

Project Description: Proposed a remodel of the existing residence to a 2,400 s.f. office building, which includes a new 700 s.f. office building and a new 2,200 s.f. warehouse with paved storage yard.

Project Location: 9111 Lincoln Newcastle Hwy, Newcastle, at the corner of Taylor Rd. and Newcastle Hwy

APN: 040-140-031 & 050

Total Acreage: 0.82 acres approximate

Zoning: C-2-DC

Community Plan Area: Placer County

Applicant: R&B Engineering Inc., 1161 High Street, Auburn, CA 95603

Owner: David Smith, 1163 High Street, #223, Auburn, CA 95603

Status: Zoning Administrator hearing scheduled on September 21, 2006. Mitigated Negative Declaration public review ended on August 14, 2006.

County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Department

EMPIRE WEST OFFICE CENTER (PSUB T20050898)

Project Description: Proposed office center consisting of one 3-story, one 2-story, 11 1-story office buildings with large parking and 5 more lots for future offices

Project 017-061-022, 017-081-001

Total Acreage: 30.5±

Zoning: BP-DC

Community Plan Area: Sunset Industrial Plan

MAC Area: Roseville

Applicant: Steve Lefler, Empire West/Athens 65 LLC, 2250 Douglas Blvd., Suite 200, Roseville, CA 95661, 916-677-8000

Owner: Phillip Wang et al, 580 Wagner Street, Fremont, CA 94539

Status: 4th submittal due on November 28, 2006.

County Staff: Charlene Daniels, Planning Department; Phil Frantz, Engineering & Surveying Department

HELLENIC EDUCATIONAL & CULTURAL CENTER (PMPB T20051145)

Project Description: Proposal to construct 3 structures, a 30'x20' covered shade, a 60'x23' enclosed restroom, and a 120'x85' covered shade; and a parking area to be used for outdoor gatherings.

Project Location: on 158 Moore Road in the southeast corner of Ferreira Road and Moore Road.

APN: 021-140-002

Total Acreage: 158.50

Zoning: F-B-X-80 acre minimum

Community Plan Area: Placer County

MAC: West Placer

Applicant: Larry Young/Scott Montgomery, 1796 Tribute Road, suite 100, Sacramento, CA 95815, 916-920-0200

Owner: Hellenic Educational and Cultural Center, 511 35th Street, Sacramento, CA 95816, 916-453-1776

Status: comments on 2nd submittal due on September 18, 2006.

County Staff: Alex Fisch, Planning Department; Mike Foster, Engineering & Surveying Department

HERITAGE CHURCH (PMPA T20051104)

Project Description: Proposal to construct a 35,000 s.f. multi-purpose sanctuary, 10,000 s.f. of classroom and office, and 430 parking spaces.

Project Location: Southeast corner of SR#193 and Oak Tree Lane in Lincoln

APN: 021-274-032,033

Total Acreage: 20

Zoning: FBX 20 acre minimum

Community Plan Area: Placer County

MAC: Rural Lincoln

Applicant: Daron Anderson, Terrance Lowell & Associates Inc., 1528 Eureka Road, Suite 100, Roseville, CA 95661 (916)786-0685

Owner: Lincoln Foursquare, PO Box 747, Lincoln, CA 95648 (916)780-2131

Status: Application deemed complete on August 18, 2006; Initial Study being prepared.

County Staff: Leah Rosasco, Planning Department; Janelle Fortner, Engineering & Surveying Department

HERRMANN EQUIPMENT (PEAQ T20060178)

Project Description: Proposal to construct a 14,560 s.f. industrial building on half of the site. Parking will be provided.

Project Location: 9220 Viking Place, Roseville

APN: 474-110-004

Total Acreage: 5

Zoning: INP-Dc

Community Plan Area: Dry Creek/West Placer

MAC: West Placer

Applicant: Gary Roberts Architect, 2016 P Street, Suite 200, Sacramento CA 95814 (916)498-7900

Owner: Frank Herrmann, 9550 Antelope Oaks Court, Roseville CA 95747 (916)783-9333

Status: 4th submittal due on September 29, 2006.

County Staff: Leah Rosasco, Planning Department; Janelle Fortner, Engineering & Surveying Department

HUNGARIAN PENTECOSTAL CHURCH (PMPM T20040371)

Project Description: Proposed 1,330 sq. ft. addition to existing church building for use as a multi-purpose room.

Project Location: 8504 Robie Way, Roseville.

APN: 471-100-006

Total Acreage: 2

Zoning: RS-AG-40

Community Plan Area: Placer County

MAC Area: NA

Applicant: Elizabeth James, 8500 Robie Way, Citrus Heights, CA 95610 (916) 721-4721

Owner: Hungarian Pentecostal Church, 8504 Robie Way, Roseville CA 95661 (916) 721-4721

Status: Mitigated Negative Declaration public review period ends on October 2, 2006

County Staff: Roy Schaefer, Planning Department; Rebecca Maddex, Engineering & Surveying Department

KNICKERBOCKER POND (PEAQ T20050442)

Project Description: Proposed to excavate a 6-acre agricultural pond near Markham Ravine. Material excavated will be used for levee and landscape.

Project Location: 188 Critter Creek Lane, Lincoln

APN: 021-370-017-510

Total Acreage: 30

Zoning: F-B-X 80 ac min

Community Plan Area: Rural Lincoln

Owner: Duane Knickerbocker, 188 Critter Lane, Lincoln, CA 95648

Applicant: Dana Andrews, DLD Service, 4120 Douglas Blvd., Suite 306-161, Granite Bay, CA 95746 (916)-768-7017

Status: 3rd submittal due September 29, 2006.

County Staff: Alex Fisch, Planning Department; Mike Foster, Engineering & Surveying Department

LAKEVIEW FARMS LEAD RECLAMATION (PCPB T20051161)

Project Description: Proposal to plant a beneficial habitat mixture after each lead reclamation event that disturbs the top 2-3" of soil on approximately 2-5 acres of land.

Project Location: between Waltz and West Wise Roads on North Dowd Road in Lincoln

APN: 019-290-043, 065

Total Acreage: 226

Zoning: F-B-X 80 acre minimum

Community Plan Area: Placer County

MAC: Rural Lincoln

Applicant/Owner: Rick McGrath, Sundance-Lakeview Farms LLC, 3825 Atherton Road, suite 115, Rocklin, CA 95765, 916-435-2090

Status: Application deemed complete on August 30, 2006; Initial Study being prepared.

County Staff: Alex Fisch, Planning Department; Mike Foster, Engineering & Surveying Department

LIVINGSTON'S CONCRETE (PEIR T20050072)

Project Description: Proposed ready-mix concrete batch plant.

Project Location: Ophir Road and Geraldson Road, Newcastle/Ophir area of Placer County

APN: 040-271-042

Acreage: 5

Zoning: C3-UP-Dc

Community Plan Area: Ophir

MAC Area: Newcastle/Ophir

Applicant: Alan Hersh, McClellan Park, 3140 Peacekeeper Way, McClellan, CA 95652 (916) 507-5337

Owner: Livingston's Concrete, Patricia Henley, President, 5304 Roseville Rd., Ste. A, North Highlands, CA 95660

EIR Consultant: North Fork Associates, Cathy Spence-Wells, 110 Maple St., Ste. 100, Auburn, CA 95603 (530) 887-8500

Status: Comments due on 2nd Administrative Draft EIR September 5, 2006.

County Staff: Leah Rosasco, Planning Department; Rick Eiri, Engineering & Surveying Department

PAITICH PROPERTY REZONING (PGPA T20050792)

Project Description: Proposed rezoning from F-B-X 10-acre minimum to 4.6-acre minimum including a General Plan Amendment from Agriculture/Timberland 10-acre minimum to allow 4.6-acre parcels.

Project Location: .25 mile south of Lonestar, 1.1 mile north of Cramer on 5841 Bell Road

APN: 026-410-013, 510

Total Acreage: 10 acres

Zoning: F-B-X 10-acre minimum

Community Plan Area: Placer County

MAC area: north Auburn

Applicant/Owner: Ron and Barbara Paitich, 5841 Bell Road, Auburn, CA 95602

Status: Mitigated Negative Declaration mailed for applicant signature on September 1, 2006.

County Staff: George Rosasco, Planning Department; Phil Frantz, Engineering & Surveying Department

PEPPERTREE BUSINESS PARK PHASE 3 (PMPA T20040592)

Project Description: 21,600 sq. ft. concrete tilt-wall building with 30% office space and the remainder for

warehouse use.

Project Location: Cincinnati Avenue, south of Nichols Drive in the Sunset Industrial Park

APN: 017-210-045

Total Acreage: 1.9±

Zoning: INP-Dc

Community Plan Area: Sunset Industrial

MAC Area: NA

Applicant: Catalyst Construction, 1495 Nichols Drive, Rocklin, CA 95765 (916) 626-3344

Owner: Robyn & Ken Jackson, 2151 Professional Dr., Ste. 104, Roseville, CA 95661 (916) 870-0384

Status: Mitigated Negative Declaration public review period ended on May 22, 2006. Subsequent entitlement due.

County Staff: George Rosasco, Planning Department; Mike Foster, Engineering & Surveying Department

PLACER CORPORATE CENTER SIGNALIZATION (PEAQ T20051121)

Project Description: Proposed to construct a limited access traffic signal at Sunset Blvd and South Loop Road.

Project Location: Intersection of Sunset Blvd., South Loop Road and North Loop Road

APN: 017-270-033, 034

Total Acreage: 10.47

Zoning: INP-DC

Community Plan Area: Sunset Industrial

MAC: West Placer

Applicant: Lane Borges, Borges Architectural Group Inc., 1508 Eureka Road, suite 150, Roseville, CA 95661, 916-782-7200

Owner: Sullivan Family Partnership, One Automall Drive, Roseville, CA 95661, 916-782-1243

Status: 3rd submittal due on September 15, 2006.

County Staff: Alex Fisch, Planning Department; Mike Foster, Engineering & Surveying Department

PLACER RANCH SPECIFIC PLAN (PEIR 2003 0189/PSPA T20040690)

Project Description: Mixture of industrial, commercial, office and professional, educational uses, and 6,700 residential units (including campus housing). The proposal includes a California State University campus sized to accommodate 15,000 - 25,000 full time students at build out.

Project Location: North and adjacent to the Roseville City boundary and the West Roseville Specific Plan area, approximately one mile west of the SR 65/Sunset Blvd. interchange, bisected by Fiddymont.

APN: various

Total Acreage: 2,213±

Zoning: various

Community Plan Area: Sunset Industrial

Applicant/Owner: Placer Ranch Partners, 3715 Atherton Road, Suite 1000, Rocklin, CA 95675 916-630-9470

EIR Consultant: North Fork Associates, Cathy Spence-Wells, 110 Maple St., Ste. 100, Auburn, CA 95603 (530) 887-8500

Status: Preparation of 2nd Administrative Draft EIR following additional information required from applicant.

County Staff: Ann Baker, Planning Department; Rebecca Maddex, Engineering & Surveying Department

PLACER VINEYARDS/WEST PLACER SPECIFIC PLAN (PEIR T20040651)

Project Description: Mixed-use master planned community with residential, employment, commercial, open space, recreational and public/quasi-public land uses. The Plan provides for 14,132 homes in a range of housing types, styles, and densities. At Plan build out, projected to occur over a twenty year time frame, Placer Vineyards will have a population of approximately 33,000 people, 434 acres of employment centers, 166 acres of retail commercial centers and approximately 920 acres of new parks and open space.

Project Location: Southwest corner of Placer County, bounded on the north by Baseline Rd., on the south by the Sacramento-Placer County line, on the west by the Sutter-Placer County line, and on the east by Dry Creek and Walerga Road.

APN: various

Acreage: 5,230±

Zoning: F-B-X-DR-80 Ac Min, RA-B-X-DR

Community Plan Area: Placer County

MAC Area: None

Applicant: Spink Corp., 925-5550

EIR Consultant: Quad-Knopf, Gene Smith, One Sierragate Plaza, Suite 270C, Roseville, CA 95678 (916) 784-7823

Project Status: Partially Recirculated Revised Draft EIR comment period ends September 14, 2006.
County Staff: Paul Thompson, Planning Department; Phil Frantz, Engineering & Surveying Department

REGIONAL UNIVERSITY AND COMMUNITY SPECIFIC PLAN (PEIR T20050187)
(Formerly De La Salle Specific Plan)

Project Description: Proposal to include two primary components: a University campus and an adjoining community. The University is planned to accommodate approximately 6,000 students, with 800 professors and staff, offering both undergraduate and graduate degrees. In addition to the institutional facilities on campus, the campus would include approximately 1,155 residential units for students and faculty, as well as retirement housing. The preliminary University program includes a full range of academic, administrative, athletic, and performing arts facilities; faculty and staff housing; student housing; and a retirement village. In addition, a portion of the campus is planned for a potential private high school that could accommodate 1,200 students and accompanying staff and faculty. The proposed Community would be mixed-use, with a variety of residential, commercial, employment, open space, parks, and public uses. The Community would include 3,232 residential units of varying densities, commercial, open space, and recreation areas.

Project Location: North of Baseline Road, east of Brewer Road, west of the future extension of Watt Avenue
APN: 017-100-024, 026, 023; 017-090-025, 024, 026, 047, 048, 049, 050; 017-150-001, 011; 017-130-015, 016

Acreage: Approximately 1,100 acres.

Zoning: F-B-X-80 Ac Min

Community Plan Area: Placer County

MAC Area: NA

Applicant: Kyriakos Tsakopoulos/KT Development, 3300 Douglas Blvd., Ste. 365, Roseville, CA 95661 (916) 774-6622

Owner: Placer 2780, Angelo K. Tsakopoulos, William Cummings, 7700 College Town /Dr., Ste. 101, Sacramento, CA 95876 (916) 383-2500

Status: Staff reviewing Administrative Draft EIR.

County Staff: Paul Thompson, Planning Department; Phil Frantz, Engineering & Surveying Department

RIOLO VINEYARDS SPECIFIC PLAN (PEIR T20050185)

Project Description: The applicant proposes development of a maximum of 788 residential units consisting of low, medium, and high density development as well as rural and agricultural residences. The proposal includes over 28 percent of the site for open space, pedestrian corridors, trails, parks and recreation areas, plus an additional 20 percent of the site for agricultural use.

Project Location: North of PFE road, bounded on the east by Walerga Road and the west by Watt Avenue. A portion of the site abuts Dry Creek on the north.

APN: 023-200-023, 051, 052, 053, 055, 056, 031, 064

Total Acreage: 319+

Zoning: RS-AG-B-20-DR, PD 2.0 and Open Space

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant/Owner: PFE Investors LLC, 2251 Fair Oaks Blvd., Ste. 300, Sacramento, CA 95825 (916) 929-2900

Status: Administrative Draft EIR due from consultant November 30, 2006.

County Staff: Ann Baker, Planning Department; Rick Eiri, Engineering & Surveying Department

ROBINSON SAND & GRAVEL GRADING PERMIT (PEAQ T20060351)

Project Description: Environmental review is required for updating a Grading Permit DGPT3769

Project Location: northwest corner of Lozanos and Ophir Roads, Newcastle

APN: 040-320-053

Total Acreage: 20

Zoning: F-MR-SP, IN-Dc-MR-SP, HS-B-43-MR-SP-Dc

Community Plan Area: Ophir

MAC Area: Newcastle/Ophir

Applicant: Kollabra Consulting Inc., 2422 Lindbergh Street, Auburn, CA 95602 (800)565-5227

Owner: Robinson Sand & Gravel Inc., 2145 Grass Valley Highway, Auburn, CA 95603 (530)885-5623

Status: 2nd submittal due January 10, 2007.

County Staff: Leah Rosasco, Planning Department; Mike Foster, Engineering & Surveying Department

SELBY'S SOIL EROSION CONTROL CONTRACTOR STORAGE YARD (PMPB T20050393)

Project Description: Proposal to add a contractor storage yard to an existing business.

Project Location: 150 Lozanos Road, Newcastle

APN: 040-320-005

Total Acreage: 1.6

Zoning: IN-Dc

Community Plan Area: Newcastle/Ophir

MAC Area: Newcastle/Ophir

Applicant/Owner: Jay Selby, P.O. Box 2120, Loomis, CA 95650 (530) 887-9894

Status: Mitigated Negative Declaration is being revised.

County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Department

SILVER CREEK (PEIR T20040333)

Project Description: Proposed 79-lot single family residential subdivision with lots ranging in size from 10,008 sq. ft. to 17,702 sq. ft.

Project Location: Northeast corner of Walerga Road and PFE Road.

APN: 023-221-016, 050

Acreage: 28.6+

Zoning: RS-AG-B-20, PD 2.0

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant: Baker-Williams Engineering Group, 6020 Rutland Dr., #19, Carmichael, CA 95608 (916) 331-4336

Owner: Towne Development of Sacramento, Jeff Pemstein, 1512 Eureka Rd., Ste. 205, Roseville CA 95661 (916) 782-2424

EIR Consultant: Foothill Associates, Joe Looney, 655 Menlo Dr Ste 100, Rocklin, CA 95765 (916) 435-1202

Status: Final EIR released and approved by Planning Commission on June 22, 2006.

County Staff: Charlene Daniels, Planning Department; Rebecca Maddex, Engineering & Surveying Department

STONE REZONING AND MINOR LAND DIVISION (PREA T20050906)

Project Description: Proposal to rezone the property to allow a density limitation of 6 units per acre in order to retain the low income duplexes currently on the property and split the lot into 4 parcels for single family homes.

Project Location: 502-508 Livoti Ave., Roseville, CA

APN: 471-070-002

Total Acreage: 47,610 sq. ft.

Zoning: RS-AG

Community Plan Area: Placer County General Plan

Applicant/Owner: Bill and Lynn Stone, 136 East 8th St., #326, Port Angeles, WA 98362 (360) 457-3099

Status: Parcel Review Committee approved on July 26, 2006. Notice of Determination filed on August 14, 2006.

County Staff: George Rosasco, Planning Department; Rebecca Maddex, Engineering & Surveying Department

TEICHERT AGGREGATE FACILITY (PEIR T20060445)

Project Description: Revised EIR to be prepared due to changes made to the proposed project since the previous EIR's circulation in 2002. Portions of the EIR to be revised include a current project description, and analysis of the rephrasing and revised project description, and water supply issues.

Project Location: Located approximately 4 miles north of the City of Lincoln and 2 miles south and east of Sheridan. The site lies west of Gladding Road, east of State Route 65, south of Riosa Road, and north of Chamberlain Road.

Acreage: 785

Zoning: Farm, 20 acre minimum

MAC Area: Rural Lincoln

Applicant/Owner: Troy Reimche, Teichert Aggregate, PO Box 15002, Sacramento, CA 95851

Consultant: Raney Planning and Management, Attn: Cindy Gnos, 1404 Halyard Dr., #120, W Sacramento, CA 95691 (916) 372-6100

Status: Staff reviewing proposed revised project description.

County Staff: Loren Clark, Planning Department; Mike Foster, Engineering & Surveying Department

THOMAS ASHER OFFICE BUILDING (PCPB T20060584)

Project Description: Proposed to build a new 28,000 sf cabinet manufacturing facility including 6,000 sf for an office.

Project Location: 3853 Cincinnati Avenue in Rocklin

APN: 017-070-052

Total Acreage: 2

Zoning: INP-Dc

Community Plan Area: Sunset Industrial

Owner: Thomas Asher, 1175 Tara Court, Rocklin, CA 95765 (916)434-1865

Applicant: Catalyst Construction, 3252 Chasen Drive, Cameron Park, CA 95682 (408)799-1354

Status: comments on initial review due on September 28, 2006.

County Staff: Leah Rosasco, Planning Department; Sharon Boswell, Engineering & Surveying Department

WEST SUNSET BUSINESS PARK EXPANSION (PCPA T20060505)

Project Description: Proposed to split an existing undeveloped property into two parcels to construct a 79,200 sf industrial building.

Project Location: west of Cincinnati Avenue and south of Sunset Blvd.

APN: 017-061-083

Total Acreage: 20 acres

Zoning: INP-Dc

Community Plan Area: Sunset Industrial

Applicant: GW Engineers, 7447 Antelope Road, Suite 202, Citrus Heights, CA 95621 (916)723-0210

Owner: John Sullivan Family LP, 700 Automall Drive, Roseville, CA 95661 (916)782-1243

Status: 2nd submittal due on September 5, 2006.

County Staff: Alex Fisch, Planning Department; Janelle Fortner, Engineering & Surveying Department

WHISPER CREEK SUBDIVISION (PEIR T20040332)

Project Description: Proposed 104-lot subdivision ranging in size from 10,835 sq. ft. to 27,297 sq. ft., 8 open space parcels, 1 recreational lot and 1 private street lot.

Project Location: South side of PFE Road west of Don Julio Road, near the Sacramento County line.

APN: 023-260-002, 006, 007, 017

Acreage: 60

Zoning: RS-AG-B-X-20 Ac Min, PD2.0; O, PD 2.0

Community Plan Area: Dry Creek/West Placer

MAC Area: West Placer

Applicant: Baker-Williams Engineering Group, 6020 Rutland Dr., Ste. 19, Carmichael, CA 95608

Owner: Towne Development of Sacramento, Jeff Pemstein, 1512 Eureka Rd., Ste. 205, Roseville CA 95661 (916) 782-2424

EIR Consultant: Foothill Associates, Joe Looney, 655 Menlo Dr Ste 100, Rocklin, CA 95765 (916) 435-1202

Status: Comments due on Screencheck Administrative Draft EIR September 1, 2006.

County Staff: Gina Langford, Planning Department; Rebecca Maddex, Engineering & Surveying Department

YANKEE SLOUGH HUNT CLUB AND PAINTBALL COURSE (PMPB T20040882)

Project Description: Private recreation facility includes paintball course and hunt club.

Project Location: 3805 State Highway 65, Lincoln

APN: 020-150-001-510, 020-130-014-510, 019-320-002-510, 019-290-008, 019-290-009-510

Total Acreage: 505

Zoning: F-B-X-80 Ac Min

Community Plan Area: Placer County

MAC Area: Sheridan

Applicant/Owner: John & Betty Ann Bakos, 3805 State Highway 65, Lincoln, CA 95648 (916) 645-6028

Status: 3rd submittal is due on December 27, 2006.

County Staff: Leah Rosasco, Planning Department; Mike Foster, Engineering & Surveying Department

COUNTY-WIDE PROJECTS**PLACER COUNTY CONSERVATION PLAN - PHASE 1**

Project Description: The Placer County Conservation Plan (PCCP) is intended to be a wide-ranging program that

will meet the requirements of various State and Federal regulatory programs. The permit will span a 50-year time frame, with implementation and land protection measures managed in perpetuity. The intent of the permit is to cover direct and indirect impacts to natural resources resulting from urban growth and infrastructure expansion. The permit will not cover agricultural activities.

Project Location: Phase I of the PCCP spans the western portion of Placer County, from the City of Auburn to the western county boundary.

APN: Various

Total Acreage: Approximately 224,000 acres

Zoning: Various

Community Plan Area: Auburn/Bowman, Horseshoe Bar/Penryn, Granite Bay, Dry Creek/West Placer, Sunset Industrial, Newcastle/Ophir, Placer County

Applicant: The County of Placer, City of Lincoln, Placer County Water Agency, South Placer Regional Transportation Authority, and Resource Conservation District are the jurisdictions requesting permit coverage in this program.

Consultant: Jones and Stokes

Status: An Administrative Draft document was submitted to the resource agencies in February 2005; preparation of a second Administrative Draft document underway. The County is currently preparing a number of reserve designs which identify the general areas where land conservation could occur if the PCCP were implemented. Staff is in the process of discussing these alternatives with the stakeholder groups and jurisdictions involved in this planning process.

County Staff: Loren Clark/Melissa Batteate, Planning Department